

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, March 11, 2009
Conference Room 3
TOWN HALL
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 03-09 – Proposed Zone Regulation amendment, Section 3.2.1 churches and places of worship, permitted in all zone districts by Special Exception. Request to add the following: *Places of worship when permitted by special exception be allowed to have residential quarters (for a family). Area of such quarters not to exceed 2000 sq. ft. All such uses must be included within a building or accessory to the permitted principal use*, Nikhil Vyas, PE, VB Tech Corporation, 2049 Silas Deane Highway, Suite 1E, Rocky Hill, CT 06067, applicant.
- B. Petition 05-09 – Newington Town Plan and Zoning Commission, 131 Cedar Street, Newington, CT 06111, Attention Edmund J. Meehan, Town Planner, Zone Regulation Section 3.7.2 Housing for the Seniors and Service Use Buildings proposed amendment to change minimum parcel size from 5 acres to 2 acres and add senior housing “sponsored by the Newington Housing Authority, non profit or limited profit developer” continued from February 25, 2009.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

February 25, 2009 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Plan of Conservation and Development.

VII. OLD BUSINESS

- A. Petition 01-09 – Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 74-06 Special Exception, approved April 25, 2007, for single family age restrictive homes, fifty five or over. Section 3.19.2 PD Zone District. Hearing closed February 25, 2009; sixty five day decision period ends May 1, 2009.

- B. Petition 02-09 - Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 75-06 Site Plan Development, approved April 25, 2007, for single family age restricted homes, fifty five or over, Section 5.3 PD Zone District. Inland Wetland Report required. Decision period ends May 1, 2009.
- C. Petition 04-09 – 262 Brockett Street, Matthew Seguro, applicant, JGF Holding Company, LLC, owners, request for Special Exception Section 3.15.3, 1,800 sq. ft. Restaurant Use, Berlin Turnpike Business District (B-BT). Hearing closed February 25, 2009; sixty five day decision period ends May 1, 2009.

VIII. PETITIONS FOR SCHEDULING (TPZ March 25, 2009 and Tuesday, April 7, 2009)

- A. Petition 06-09 – Assessor Map 11-335, 00A, East Cedar Street (North Side), 29 acre vacant parcel approximately 730’ west of the intersection of East Cedar and Russell Road, Marcap Co., LLC, owner, Toll Brothers, Inc., 53 Church Hill Road, Newtown, CT 06460, applicant, request for zone map amendment CD Commercial Development District to R-12, Residential District. Schedule for Public Hearing, March 25, 2009.
- B. Plan of Conservation and Development Workshop – Discussion of Conditions and Trends, Planimetrics Consultants, March 25, 2009.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner